



ASSESSING DEPARTMENT
Kurt Dawson, Director

From: Nancy McLaughlin
To: Ed Anzek
Date: 10/29/14
Re: File No.: 02-029
Project: Grandview Condo's/Restart
Parcel No: 70-15-28-300-059
Applicant: Grandview of Rochester Hills LLC

The provided legal description acknowledges the centerline of Auburn Rd as 33' feet half width; therefore, acreage calculated in legal description includes the right of way.



BUILDING DEPARTMENT
Scott Cope Director

From: Craig McEwen, R.A., Building Inspector/Plan Reviewer
To: S. Roediger, Planning Department
Date: April 30, 2015
Re: Grandview of Rochester Hills - Restart, Review #2
Sidwell: 15-28-300-033
City File: 02-029

The site plan review for the above reference project was based on the following drawings and information submitted:

Sheets: 1 thru 6

References are based on the Michigan Residential Code 2009.

Approval recommended based on the following:

1. Submission of individual residence plot plans for code compliant site drainage at the time of building permit application.
 - a. Lots shall be graded to fall away from foundation walls a minimum of 6 inches within the first 10 feet.
Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048mm), the final grade shall slope away from the foundation at a minimum slope of 5 percent and the water shall be directed to drains or swales to ensure drainage away from the structure. Swales shall be sloped a minimum of 2 percent when located within 10 feet (3048 mm) of the building foundation. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building. Section R-401.3
 - b. Driveway slopes shall meet the following requirements:
 - i. Approach and driveway: 2% minimum – 10% maximum.
 - ii. Sidewalk cross-slope (including portion in the driveway approach): 1% minimum, 2% maximum.
 - iii. Side-entry garage: 2% minimum, 4% maximum.
 - iv. Negative slope driveway: 2% minimum, 7% maximum
2. Provide a sump lead from the catch basin on the north side of lot 9 towards the house.

If there are any questions, please call the Building Department at 248-656-4615. Office hours are 8 a.m. to 5 p.m. Monday through Friday.



FIRE DEPARTMENT

Sean Canto
Chief of Fire and Emergency Services

From: William Cooke, Lieutenant/Inspector
To: Planning Department
Date: April 27, 2015
Re: Grandview Condo's/Restart

SITE PLAN REVIEW

FILE NO: 02-029

REVIEW NO: 2

APPROVED X

DISAPPROVED _____

The Fire Department recommends approval of the above reference site plan contingent upon the following conditions being met:

1. Provide documentation, including calculations that a flow of 1000 GPM can be provided.
IFC 2006 508.4
 - This information can be obtained by contacting the Rochester Hills Engineering Department at (248) 656-4640, and is required prior to issuance of final approval from the Fire Department.
2. Indicate proposed building material intended for the fire apparatus turn around shown on sheet 1 of Site Plan.
 - The material should be constructed of either asphalt or concrete, capable of supporting 75,000 lbs. of vehicular weight.

Lt. William A. Cooke
Fire Inspector



DPS/Engineering
Allan E. Schneck, P.E., Director

From: Jason Boughton *JRB*
To: Sara Roediger, Manager of Planning
Date: April 28, 2015
Re: Grandview Condominium, City File #02-029, Section #28
Preliminary Site Condo Plan Review #2

Engineering Services has reviewed the site plan received by the Department of Public Services on April 16, 2015 for the above referenced project. Engineering Services recommends site plan approval with the following comments:

Storm Sewer

1. Move the access drive to a minimum of 150 feet north of the intersection.
2. Provide soil borings near the detention pond to show the ground water elevation will not be effected and the infiltration rate for the water recharge and infiltration.

Traffic

1. The minimum slope is 1% longitudinal, near the front entrance is below 1%, revise as necessary.

The applicant will need to submit a Land Improvement Permit (LIP) application with engineer's estimate, fee and construction plans to get the construction plan review process started.

JB

c: Allan E. Schneck, P.E.; DPS Director
Paul Davis, P.E., Deputy Director/City Engineer; DPS
Tracey Balint, P.E., Public Utilities Engineer; DPS
Paul Shumejko, P.E., PTOE, Transportation Engineer; DPS

Sheryl McIsaac, Office Coordinator; DPS
Sandi DiSipio; Planning & Development Dept.
File

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Parks & Forestry
Michael A. Hartner, Director

To: Sara Roediger
From: Gerald Lee
Date: April 29, 2015
Re: Grandview Condos/Restart, Review #2
File #02-029

Forestry review pertains to right-of-way tree issues only.

No additional comment at this time.

GL/cf

cc: Sandi DiSipio, Planning Assistant



Planning and Economic Development

Ed Anzek, AICP, Director

From: Sara Roediger, AICP
Date: 4/30/2015
Re: **Grandview of Rochester Hills (City File #02-029)**
Preliminary Site Condominium Plan - Planning Review #2

The applicant is proposing to construct a 14-unit, single-family site condominium development on six acres on the north side of Auburn Road between Crooks and Livernois. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance (*Chapter 138*) and One-Family Residential Detached Condominiums Ordinance (*Chapter 122, Article IV*). The comments below are minor in nature and can be incorporated into a revised site plan submittal for review to ensure compliance.

1. **Background.** Formerly "Grandview Site Condominiums", this project has previously received Preliminary Site Condominium Plan approval from City Council on March 3, 2004. The Final Plan was recommended for approval by the Planning Commission on May 17, 2005. Final Site Condominium Plan Approval and a one-year Waiver of Monuments and Markers were approved by the City Council on August 3, 2005. Final staff approval was granted on August 18, 2005.
2. **Condominium Review Process** (*Section 122-366-368*). The condominium review process consists of a two step process as follows:
 - a. **Step One: Preliminary Plan.** The preliminary plan is intended to depict existing site conditions, proposed use, layout of streets and lots, location of site improvements, buildings, utilities, and open space including an environmental impact statement to document the information required in the subdivisions ordinance for tentative approval of a preliminary subdivision plat. This step requires a Planning Commission recommendation to City Council followed by review by the City Council.
 - b. **Step Two: Final Plan.** The second step in the process is to develop final site plans based on the approved preliminary plan and to submit the Master Deed and evidence of all state and county agency approvals. This step requires a Planning Commission recommendation to City Council followed by review by the City Council.

Compliance Criteria. *Section 122-155(b)* sets forth the criteria that a preliminary condominium plan must meet. Each of the criterion are listed below, followed by staff comments in italics on the proposed projects compliance with each.

- a. Applicable sections and regulations of this Code. *In compliance, contingent upon meeting the comments in this and other review letters pertaining to compliance with applicable ordinance requirements.*
- b. Availability and adequacy of utilities. *In compliance, adequate sewer and water utilities are available to properly service the proposed development; refer to the Engineering review letter dated April 28, 2015.*
- c. An acceptable comprehensive development plan. *In compliance, the preliminary plan represents an acceptable comprehensive development plan that is consistent with the character of the surrounding neighborhoods and serves to connect to future residential neighborhoods.*
- d. A reasonable street and lot layout and orientation. *In compliance, the preliminary plan represents a reasonable street and lot layout with a future street connection with the property to the west.*
- e. An environmental plan showing no substantially harmful effects. *In compliance, an updated Environmental Impact Statement (EIS) has been submitted that shows that this development will have no substantial harmful effects on the environment.*

3. **Zoning and Use** (*Section 138-4.300*). The site is zoned R-4 One Family Residential District Residential with MR Mixed Residential Overlay which permits one-family detached dwellings as permitted uses. Refer to the table below for the zoning and existing and future land use designations for the proposed site and surrounding parcels.

| | Zoning | Existing Land Use | Future Land Use |
|---------------|--|--|---------------------------------|
| Proposed Site | R-4 One Family Residential w/ MR Mixed Residential Overlay | Vacant | Residential 3/Mixed Residential |
| North | REC-W Regional Employment Center-Workplace | Northfield Industrial Park | Regional Employment Center- |
| South | R-4 One Family Residential | Rochester Hills Family Worship Center & Meadow Creek Subdivision | Residential 4 |
| East | R-4 One Family Residential w/ MR Mixed Residential Overlay | Single family homes | Residential 3/Mixed Residential |
| West | R-4 One Family Residential w/ MR Mixed Residential Overlay | Single family homes | Residential 3/Mixed Residential |

4. **Site Layout** (*Section 138-5.100-104 and 138- 5-200*). Refer to the table below as it relates to the area, setback, and building requirements of the R-4 district.

| Requirement | Proposed | Staff Comments |
|--|---|----------------|
| Avg. Min. Lot Width (<i>Lot Size Variation option</i>) 80 ft., no lot less 72 ft. (10%), 92 ft. corner lot | Avg. 80.07 ft., ranging from 72.6 to 100 ft., 95 ft. corner (Unit 1 & 10) | In compliance |
| Avg. Min. Lot Area (<i>Lot Size Variation option</i>) 9,600 sq. ft., no lot less 8,640 sq. ft. (10%) | Avg. 10,305 sq. ft., ranging from 9,528 to 12,719 sq. ft. | In compliance |
| Max. Density 3.4 dwelling units/acre=20 units | 14 units (2.3 units per acre) | In compliance |
| Max. Height 2.5 stories/30 ft. | 2.5 stories/30 ft. | In compliance |
| Min. Front Setback 25 ft. | 25 ft. | In compliance |
| Min. Side Setback (each/total) 10 ft./20 ft., 15 ft. side lot abutting corner | 10 ft./10 ft., 25 ft. corner (Unit 1 & 10) | In compliance |
| Min. Rear Setback 35 ft. | 35 ft. | In compliance |
| Min. Floor Area 912 sq. ft | 2,000 sq. ft. | In compliance |
| Max. Lot Coverage 30% | 30% | In compliance |

5. **Natural Features.** In addition to the comments below, refer to the review letters from the Engineering and Forestry Departments that pertain to natural features protection.
- a. **Environmental Impact Statement (EIS)** (*Section 138-2.204.G*) An EIS has been submitted in compliance with ordinance requirements. There are two wetlands on the site totaling 1.08 acres, neither of which are regulated. The proposed project includes open space over much of the northernmost wetland, preserving much of the land.
 - b. **Natural Features Setback** (*Section 138-9 Chapter 1*). The site does not contain any required natural features setbacks.
 - c. **Steep Slopes** (*Section 138-9 Chapter 2*). The site does not contain any regulated steep slopes.
 - d. **Tree Removal** (*Section 126 Natural Resources, Article III Tree Conservation*). The site is subject to the city's tree conservation ordinance, and so any healthy tree greater than 6" in caliper that will be removed must be replaced with one tree credit. Trees that are dead or in poor condition need not be replaced.
 - 1) **Minimum Number of Trees Preserved.** 37% of the total number of regulated trees which existed within the area being developed must be preserved. The development is proposing to preserve a total of 102 trees, over 81% of the regulated trees on site.

2) **Replacement Trees.** 125 regulated trees had been removed with the initial Tree Removal permit, and 23 are proposed to be removed with the current project. A new Tree Removal Permit is required for removing 23 trees along with the requirement of 125 tree replacement credits. The applicant will need to clarify how these replacement credits will be accounted for as the plan provides options for the replacement plantings while the April 14, 2015 memo states that the credits will be made as payments. If replacement is not feasible on-site or another approved location in the city, the applicant may pay into the tree fund at a rate of \$200 per tree, for a total of \$25,000 for this site.

e. **Wetlands** (Section 126 Natural Resources, Article IV Wetland and Watercourse Protection). The site does not contain any regulated wetlands.

6. **Landscaping** (Section 138-12.100-308 and Section 122-304(7)). Refer to the table below as it relates to the landscape requirements for this project.

| Requirement | Proposed | Staff Comments |
|---|---|---|
| Street Trees Min. 1 deciduous per lot = 14 deciduous | None | The city shall plant street trees in the ROW after construction of the project is complete, the applicant shall pay \$2,800 (\$200 per lot) to account for this planting |
| Right of Way (Auburn: 314 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 9 deciduous + 5 ornamental | 2 deciduous (existing) 0 ornamental | Additional plantings required |
| Stormwater (568 ft.) 6 ft. width + 1.5 deciduous + 1 evergreen + 4 shrubs per 100 ft. = 9 deciduous + 6 evergreen + 23 shrubs | 0 deciduous 6 evergreen 9 ornamental 23 shrubs | The size of the evergreens must be increased to a min. of 10 ft. at installation, the proposed crabapples are ornamental & do not meet the requirement for deciduous trees |
| TOTAL 18 deciduous 6 evergreen 5 ornamental 23 shrubs | 2 deciduous 6 evergreen 9 ornamental 23 shrubs | Overall, the site is deficient 16 deciduous trees |

- a. Existing healthy vegetation that is being preserved can be counted towards meeting the requirements above.
- b. A unit cost estimate and total landscaping cost summary for landscape bond purposes must be indicated on the plans.

7. **Architectural Design** (Architectural Design Standards). The proposed building elevations have not been submitted at this time. Individual homes must be designed to meet the intent of the Architectural Design Standards and will be reviewed under a separate permit issued by the Building Department.



WRC
WATER RESOURCES COMMISSIONER

Jim Nash

November 7, 2014

RECEIVED

NOV 13 2014

PLANNING DEPT.

Mr. Ed Anzek
Planning and Economic Development
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309-3033

Reference: **Lueders Drain**
Proposed Grandview Site Condominium - Restart
Anderson, Eckstein and Westrick Project No. 1294-0001
Sheet Nos. 1 through 5, last revised date April 2, 2013
Location: Part of the Southwest ¼ of Section 28, City of Rochester Hills

Dear Mr. Anzek:

This office has received one (1) set of plans for the above referenced project. These plans were submitted by your office for review.

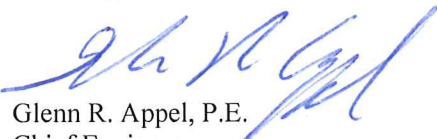
Our preliminary review of the plans indicates that the proposed project will likely involve the Lueders Drain. The Lueders Drain is a legally established County Drain under Chapter 20 of the Michigan Drain Code and is operated and maintained by this office on behalf of the Lueders Drain Drainage District. By copy of letter to Anderson, Eckstein and Westrick, **this office is requesting two complete sets of plans from Anderson, Eckstein and Westrick so that we may complete our review.**

Furthermore, permits, approvals or clearances from federal, state or local authorities, the public utilities and private property owners must be obtained as may be required.

Related earth disruption must conform to applicable requirements of Part 91, Soil Erosion and Sedimentation Control of the Natural Resource and Environmental Protection Act, Act 451 of the Public Acts of 1994.
Application should be made to this office for the required soil erosion permit.

If there are any questions regarding this matter, contact Eugene Snowden, P.E. at 248-858-1601.

Sincerely,



Glenn R. Appel, P.E.
Chief Engineer

c: City of Rochester Hills
Attn: Paul Davis, P.E.
Anderson, Eckstein and Westrick, Inc.
Attn: Gordon Wilson, P.E.





CITY OF ROCHESTER HILLS
1000 Rochester Hills Drive
Rochester Hills, MI 48309

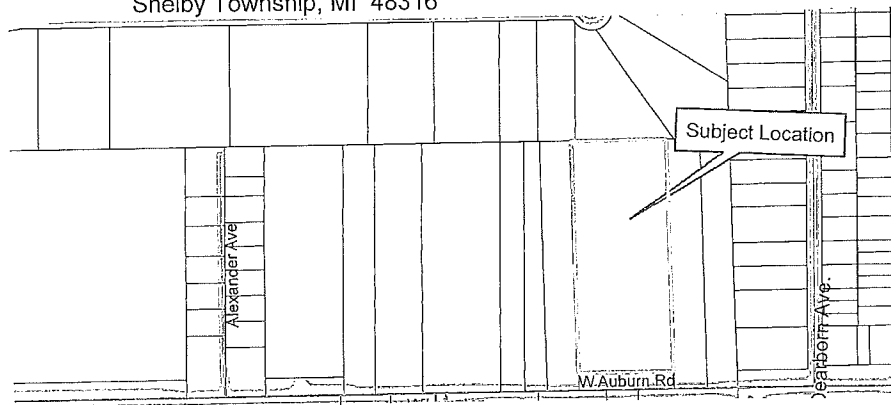
NOTICE OF PUBLIC HEARING

ROCHESTER HILLS PLANNING COMMISSION

REQUEST: Preliminary and Final Site Condominium Plan Recommendation. Pursuant to the requirements of the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801; the Land Division Act, Public Act 288 of 1967, MCL 560.101, and to Article 1, Section 130-38 of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, which requires the Rochester Hills Planning Commission to conduct a Public Hearing before making a recommendation to the City Council. The proposal is for Grandview Site Condominium, a proposed 14-unit single-family development on six acres, Parcel No. 15-28-300-033, zoned R-4 (One Family Residential), City File No. 02-029.

LOCATION: North side of Auburn, between Crooks and Livernois

APPLICANT: Grandview of Rochester Hills, LLC
2465 23 Mile Rd.
Shelby Township, MI 48316



DATE OF PUBLIC HEARING: Tuesday, May 19, 2015 at 7:00 p.m.

LOCATION OF PUBLIC HEARING: Rochester Hills Municipal Offices
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309

Information concerning this request may be obtained from the Planning Department during regular business hours from 8:00 a.m. to 5:00 p.m., Monday through Friday, or by calling (248) 656-4660. Written comments concerning this request will be received by the City of Rochester Hills Planning Department, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309, prior to the public hearing or by the Planning Commission at the public hearing. This request will be forwarded to City Council after review and recommendation by the Planning Commission.

William F. Boswell, Chairperson
Rochester Hills Planning Commission

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is invited to contact the Facilities Division (656-2560) 48 hours prior to the meeting.



CITY OF ROCHESTER HILLS
1000 Rochester Hills Drive
Rochester Hills, MI 48309

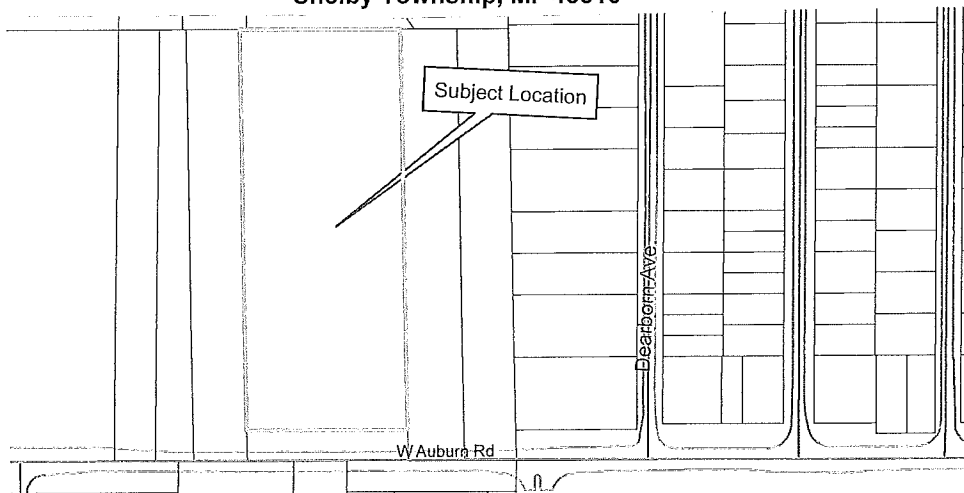
PUBLIC NOTICE

ROCHESTER HILLS PLANNING COMMISSION

REQUEST: Pursuant to the Tree Conservation Ordinance, Chapter 126, Article III, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, a minimum of seven days' notice is hereby given to all adjacent property owners regarding the request for a Tree Removal Permit for the removal and replacement of as many as 23 regulated trees associated with the proposed construction of a 14-unit single-family development. There are a total of 127 regulated trees on site. The property is identified as Parcel No. 15-28-300-059 (City File No. 02-029).

LOCATION: North side of Auburn, between Crooks and Livernois

APPLICANT: Grandview of Rochester Hills, LLC
2465 23 Mile Rd.
Shelby Township, MI 48316



DATE OF MEETING: Tuesday, May 19, 2015 at 7:00 p.m.

LOCATION OF MEETING: City of Rochester Hills Municipal Offices
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309

The application and plans related to the Tree Removal Permit are available for public inspection at the City Planning Department during regular business hours of 8:00 a.m. to 5:00 p.m. Monday through Friday or by calling (248) 656-4660.

William F. Boswell, Chairperson
Rochester Hills Planning Commission

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is invited to contact the Facilities Division (656-4673) 48 hours prior to the meeting. Our staff will be pleased to make the necessary arrangements.
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